

THE FAYETTE COUNTY PLANNING COMMISSION held a **Public Meeting/Workshop** on April 17, 2008, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

MEMBERS PRESENT: Douglas Powell, Chairman
Al Gilbert, Vice-Chairman
Bill Beckwith
Jim Graw

MEMBERS ABSENT: Tim Thoms

STAFF PRESENT: Pete Frisina, Director of Planning & Zoning
Tom Williams, Assistant Director of Planning & Zoning
Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

STAFF ABSENT: Delores Harrison, Zoning Technician

Welcome and Call to Order:

Chairman Powell called the Public Meeting/Workshop to order and introduced the Board Members and Staff.

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1. **Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-18. C-C Community Commercial District, B. Permitted Uses, 11. Church; Section 6-19. C-H Highway Commercial District, B. Permitted Uses, 21. Church; Section 6-21. M-1 Light Industrial District, B. Permitted Uses, 17. Church and C. Conditional Uses, 3. Church or Religious Tent Meeting; and Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-1. Conditional Use Approval, B. Conditional Uses Allowed, 10. Church or Religious Tent Meeting to add M-1 Zoning District as presented by the Planning & Zoning Department.** *Instructed by BOC on 04/10/08 to begin review.*

Pete Frisina advised that the B.O.C. had voted at the Public Hearing on April 10, 2008 to instruct Staff to review the zoning ordinance in terms of allowing a church in the M-1 zoning district. He reported that he had been asked to review this request previously by the B.O.C. He discovered in his research that while this is not common for a church to be located in a M-1 zoning district, it is not unheard of. He confirmed that a church is allowed in the M-1 zoning district in the City of Peachtree City; however, it is not allowed in the City of Fayetteville. He confirmed that he had previously advised the B.O.C. that he did not recommend allowing a church in the M-1 zoning district.

Mr. Frisina stated that the incidental uses for a church listed under the Conditional Uses (O-I, A-R, and residential zoning districts) include a private school, parsonage, gymnasium, playground, and/or an athletic field. He pointed out that a parsonage; day care facility, adult day care facility, and private school are uses which are not allowed in the M-1 zoning district. He said that he did not think a church would be built in a nonresidential zoning district but would rent space until the congregation grew in size in order to permit the construction of a church.

Mr. Frisina said that while Staff was reviewing the M-1 zoning district they also reviewed the C-C and C-H zoning districts where a church is currently a permitted use and is listed as "Church and customary related uses." He explained that there was not a definition for "customary related uses" for a church; therefore, Staff is deleting "and customary related uses". He again stated that incidental uses for a church as a Conditional Use in O-I, A-R and residential zoning districts include a private school, parsonage, gymnasium, playground, athletic field, day care facility (children), and adult day care facility; however, with the exception of a parsonage, most of these uses were permitted under the C-C and C-H zoning districts. He pointed out that Staff was proposing to delete a parsonage from the C-C and C-H zoning districts also.

The following proposed amendments were discussed:

Staff's additions to the current ordinance are indicated in **bold**, underline, and *italics*. ~~Strikethrough~~ indicates deletion.

ARTICLE VI. DISTRICT USE REQUIREMENTS

6-21. M-1 Light Industrial District.

- B. Permitted Uses. The following Permitted Uses shall be allowed in the M-1 Zoning District:

17. *Church excluding private school, parsonage, day care facility, and adult day care facility;*

(Renumber remaining Permitted Uses beginning with Dental laboratory as 18.)

- C. Conditional Uses. The following Conditional Uses shall be allowed in the M-1 Zoning District provided that all conditions specified in Section 7-1 herein are met:

3. *Church or Religious Tent Meeting;*

(Renumber remaining Conditional Uses beginning with Experimental Labs as 4.)

6-18. C-C Community Commercial District.

- B. Permitted Uses. The following uses shall be permitted in the C-C Zoning District as long as the area devoted to inside storage does not exceed twenty-five (25) percent of the gross floor area of the principal structures except as excluded herein.

11. Church and customary related uses *excluding a parsonage;*

6-19. C-H Highway Commercial District.

- B. Permitted Uses. The following uses shall be permitted in the C-H Zoning District as long as the area devoted to inside storage does not exceed fifty (50) percent of the gross floor area of the principal structures except as excluded herein for Business Parks.

21. Church and customary related uses *excluding a parsonage;*

ARTICLE VII. CONDITIONAL USES, EXCEPTIONS, AND MODIFICATIONS

- 7-1. Conditional Use Approval, B. Conditional Uses Allowed:

10. Church or Religious Tent Meeting. (Allowed in A-R, C-C, C-H, O-I, *and M-1* Zoning Districts). (Amended 04/09/98)

a. Said meetings shall not exceed fourteen (14) days per year at the same site.

b. Tents shall require the approval of the Fayette County Fire Marshal.

- c. Off-street parking areas shall be required.
- d. All activities shall cease by 10:00 p.m.

Chairman Powell stated that a parsonage should be allowed in a church in the M-1, C-C, and C-H zoning districts; however, Bill Beckwith disagreed with him.

Dennis Dutton replied that these nonresidential structures are not built to code for habitation.

Jim Graw clarified that by deleting “and customary uses” that such uses as a day care facility or adult day care facility would be allowed since they are permitted uses in the C-C and C-H zoning district.

Mr. Beckwith asked how parking would be addressed.

Mr. Frisina replied that there would be flexible parking since the businesses would most likely be closed while the church was holding services; however, if there was not adequate parking, a Revised Site Plan would be required for additional parking.

Although Tim Thoms was absent, he sent an e-mail stating that a church was listed as a Permitted Use and Conditional Use under the C-C and C-H zoning districts.

Mr. Frisina stated that a church was a Permitted Use under the C-C and C-H zoning districts. He pointed out that Church or Religious Tent Meeting is listed as a Conditional Use; however, it has always been understood that a religious tent meeting was an incidental use for a church. He added that if a Religious Tent Meeting is allowed in C-C and C-H, it should be allowed in M-1.

The P.C. concurred with the proposed amendments.

Mr. Frisina stated that he would place the proposed amendments on the B.O.C. Workshop scheduled for May 7, 2008, to request permission to advertise for the June Public Hearings.

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2. **Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article III. Definitions, Carport, attached; Carport, detached; and Porte Cochere and Article V. General Provisions, Section 5-9. Single family dwelling, B. Porte Cochere as presented by the Planning & Zoning Department. Instructed by BOC on 03/06/08 to begin review.**

Dennis Dutton stated that the proposed amendments were discussed at the previous Public Meeting/Workshop. He added that Staff had established standards for a porte cochere such as roof pitch, architectural character/façade, and prohibited uses.

The following proposed amendments were discussed:

Staff’s additions to the current ordinance are indicated in **bold**, underline, and *italics*. ~~Strikethrough~~ indicates deletion. Changes made by the P.C. and Staff at the P.C. Public Meeting/Workshop are indicated in { }.

ARTICLE III DEFINITIONS

Carport, attached. A roofed open-sided motor vehicle shelter formed by extension of a roof from ~~the side of~~ a building in a residential zoning district.

Carport, detached. A roofed open-sided motor vehicle shelter in a residential zoning district.

Porte Cochere. An extension of the roof projecting over a driveway at {XXXX XX} entrance of a building and sheltering those getting in or out of vehicles. Also called a carriage porch.

ARTICLE V GENERAL PROVISIONS

5-9. Single family dwelling. Single family dwellings are permitted uses in A-R and all residential zoning districts.

B. Porte Cochere. A porte cochere shall be attached at {XXXX XX} entrance of a single-family dwelling and shall meet the following standards:

- 1. Shall consist of a singular roof line {XXXX X XXXXXXXX XXXX (XXXXXX XX XXX)} XXXXX XXXXXXXXXXXX XXXX XXX XXXX XXXX XX XXX XXXXXXX-XXXXXXX XXXXXXXXX XXX} supported by posts/columns and shall remain open on the remaining three (3) sides;**
- 2. Shall {XXXXXX XX XXXXXXXXXXXX XXXX} the architectural character/facade of the single-family dwelling; and**
- 3. A porte cochere shall not be utilized as a carport, garage, storage building, open storage, or living area.**

Although Tim Thoms was absent, he sent an e-mail stating that “the entrance” should be changed to “an entrance” in the definition and also in 5-9.,B. to allow a porte cochere at more than one (1) entrance. He also suggested to change “match” to “shall complement or match”; however, Chairman Powell suggested to delete “match” and replace with “be consistent with” in 5-9.,B.,2.

Chairman Powell suggested to delete “with a pitched peak (gable or hip) style” and replace with “that is consistent with the roof line of the single-family dwelling and” in 5-9.,B.,1. in case the single-family dwelling does not have a pitched peak (gable or hip) roof. He asked if a balcony could be on top of the porte cochere.

Pete Frisina explained that if a balcony is built on top of the porte cochere then it will not be considered a porte cochere but will be considered as a balcony.

Al Gilbert stated that it was going to be hard to enforce a provision for not utilizing the porte cochere as a carport.

The P.C. concurred with the proposed amendments.

Mr. Frisina stated that he would place the proposed amendments on the B.O.C. Workshop scheduled for May 7, 2008, to request permission to advertise for the June Public Hearings.

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3. Discussion of proposed amendments to the Fayette County Comprehensive Plan regarding the S.R. 74 North Corridor Study. *Instructed by BOC on 08/01/07 to begin review.*

Tom Williams stated that the proposed amendments include the development of a S.R. 74 North Overlay District, which will be discussed further tonight, and also recommendations for land use designation for the west side of the S.R. 74 North Corridor in the area from Kirkley Road north to the County line. He pointed out that the east side of the S.R. 74 North Corridor was still under study.

He added that Staff was proposing a new zoning district for the west side of the S.R. 74 North Corridor called Business Technology Park, which will also be discussed tonight.

Pete Frisina presented a power point presentation of existing business parks with a street configuration which enables large trucks to get out of the flow of the traffic by way of a center turn lane. He added that he had discussed this configuration with Phil Mallon who advised that this is something to be considered to assist with traffic flow. He advised that Staff was working with the Town of Tyrone to develop a Master Plan for the S.R. 74 North Corridor.

The following proposed amendments were discussed:

Changes made by the P.C. and Staff at the P.C. Public Meeting/Workshop are indicated in { }.

DRAFT – PROPOSED AMENDMENTS TO THE FAYETTE COUNTY COMPREHENSIVE PLAN

SR 74 North Overlay District: This District identifies the county's goals and recommendations for the SR 74 North Corridor north of Sandy Creek Road and sets out the preferred development pattern for this area. SR 74 North runs north/south through the western side of the County and is the main connection to Interstate 85. It also connects the communities of Peachtree City and Tyrone. The SR 74 North Corridor lies in the jurisdictions of both unincorporated Fayette County and Tyrone. The SR 74 North Corridor study area is also adjacent to Fairburn in Fulton County where substantial development in the form of commercial and higher density residential is taking place.

Existing Development

Unincorporated Fayette County: Individual residential tracts fronting SR 74 North range in size from small one (1) acre tracts to large tracts of approximately 80 acres. These large tracts may or may not contain a single-family residence. These large tracts vary in size from approximately 13 to 80 acres. The majority of these large tracts are located north of Kirkley Road. Smaller residential tracts range in size from one (1) acre to ten (10) acres and the majority are clustered in the area of Sandy Creek Road and Thompson Road. { } tracts in the unincorporated area { } are zoned for { } uses.

Tyrone: Tracts in Tyrone are zoned for residential, office, commercial and light industrial per the Tyrone Official Zoning Map. There are two (2) residentially zoned tracts fronting SR 74 North, one (1) contains a single-family residence the other contains a church. Two (2) residential subdivisions are located in this area, River Oaks and Rivercrest. River Oaks contains two (2) acre lots and Rivercrest contains one-half (0.50) acre tracts. One (1) tract zoned for office uses contains a small multi-tenant building and is located on the western side of SR 74 North just north of Kirkley Road. Other tracts zoned for office uses are vacant at this time. The commercially zoned tract contains a golf recreation facility on the east sides of SR 74 North. One (1) of the tracts zoned for light industrial contains a single-family residence and the other is vacant at this time.

Fairburn: Plans for the SR 74 North Corridor in Fairburn indicate commercial on both sides of the corridor from the County line to Interstate 85 as depicted on Fairburn's Community Character Areas map. The area outside of this commercial area is indicated as residential. The area beside Interstate 85 along Oakley Industrial Boulevard is indicated as industrial.

Future Development: As the SR 74 North Corridor lies in the jurisdictions of both unincorporated Fayette County and Tyrone, it is essential that both jurisdictions work together to develop a plan for the corridor. SR 74 North is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. The goals of the SR 74 North Overlay District are: (1) to maintain the efficient

maintain the aesthetic qualities of the corridor, as it is the gateway into Fayette County; and (3) to protect existing and future residential areas in the SR 74 North Corridor.

Recommendations:

West Side of SR 74 North Corridor: The area from Kirkley Road north to the County line on the west side of SR 74 North is designated as Business Technology Park. This land use designation will correspond to the Business Technology Park Zoning District and the SR 74 North Overlay Zone.

Presently, there are three (3) large tracts that make up the majority of the area. Two (2) of these tracts are in unincorporated Fayette County (72 acres and 28 acres) and the other tract is in Tyrone (37 acres). A portion of the 72-acre tract is located in Fairburn. Besides these tracts there are two (2) smaller tracts (four [4] acres zoned M-1 containing a single-family residence and two (2) acres zoned O-I containing a multi-tenant building) in Tyrone, located at or in close proximity to Kirkley Road and two (2) five (5) acre tracts in Tyrone that contain a church located beside the aforementioned 37 acre tract.

The greatest development potential is in the three large tracts. Because these tracts are contiguous to each other, they create the potential for a continuous development pattern, as they can all be linked. To promote this continuous development pattern and connection, a connecting road from SR 74 North through these properties to Kirkley Road will be required. The purpose of this road is to allow internal circulation through these properties. The road would be aligned with Thompson Road where a median break exists on SR 74 North; this will serve as the curb cut for the 72-acre tract, and will run south through the three (3) properties to Kirkley Road. Another median break is located where Kirkley Road intersects SR 74 North. The other two (2) large tracts will be allowed one (1) curb cut each, but they will be right in/right out only as no median breaks on SR 74 North are located in these areas.

East Side of SR 74 North Corridor: Tracts along the east side of SR 74 North are designated as Office or, in the case of larger tracts, Office in the front and Low Density Residential (1 unit/1 to 2 acres) in the rear. In terms of the Office land use designation the Office Park Zoning District and the SR 74 North Overlay Zone correspond to these areas.

- (1) Four (4) residential tracts front SR 74 North of Sandy Creek Road. These tracts include a vacant 13-acre tract and a two (2) acre tract, a four (4) acre tract, and a five (5) acre tract, each of which contain a single-family residence. These four (4) tracts are included in the _____ designation.
- (2) Two (2) tracts, totaling 3.1 acres and 293 linear feet of SR 74 North frontage, are located in front of the River Oaks Subdivision in Tyrone. These tracts each contain a single-family residence. These two (2) parcels are included in the _____ designation.
- (3) To the north and adjacent to the commercially zoned golf recreation facility also in Tyrone, is a 72 acre tract with over 1,500 feet of frontage. This parcel is included in the _____ designation.
- (4) Located along 585 feet of SR 74 North frontage, between the previously discussed 72 acre parcel and Thompson Road, are a one (1) acre tract containing a single-family residence and a vacant four (4) acre tract. These parcels are included in the _____ designation.
- (5) North of Thompson Road and extending approximately 520 feet along SR 74 North to the Fulton County line (Fairburn city limits) are five (5) parcels totaling almost 30 acres. From Thompson Road northward are a vacant two (2) acre tract and a one (1) acre tract, a three (3) acre tract and a ten (10) acre tract, each of which contain a single-family

residence. At the County line is a tract that is split between Fayette County and Fairburn with approximately four (4) acres in Fayette County. These parcels are included in the _____ designation.

Future development of these parcels on the east side of SR 74 North should include the following requirements:

Construction of an acceleration/deceleration lane with a limitation of one (1) access point (right-in/right-out) is required for each of the above areas. These access lanes shall meet all design and location requirements on the Georgia Department of Transportation.

Circulation between frontage developments and access to other contiguous parcels should be provided for the purpose of relieving SR 74 North of vehicle trips within the local area. This concept should extend to the connection from Fayette County development to the access road being developed by developers of properties east of SR 74 North in Fairburn.

Commercial uses shall be limited to support services for the principal site development and shall be limited to twenty (20) percent of a multi-tenant frontage building or ten (10) percent of the total development's gross square footage.

NOTE: Additional items for discussion include:

- ☐ Residential access through non-residential area
- ☐ Streetscape/landscape standards
- ☐ Assemblage of smaller parcels vs. individual development
- ☐ Land Use /Zoning boundaries and buffers in multi-parcel areas.

Jim Graw suggested changing the verbiage in the last sentence under Existing Development - Unincorporated Fayette County.

Mr. Frisina stated that Staff was proposing multi-tenant buildings with a certain amount of Support Services along the west side of S.R. 74 North which will pull some traffic off of S.R. 74 North. He requested that the P.C. concentrate on the west side of the S.R. 74 North Corridor now since further study is required for the east side which could possibly include a new zoning district.

Chairman Powell asked what was preventing someone from developing this area now.

Mr. Frisina replied that the area has a residential land use designation and is zoned as residential.

A discussion was held about eliminating the required internal road and also about the curb cuts onto S.R. 74 North on the west side. The required internal road will assist with traffic circulation; however, if the properties are consolidated and developed as one (1) development then other provisions may be worked out in regards to the internal road. Should the tracts come in as individual projects, at least one (1) curb cut will be allowed, which will be a right in/right out only. The overall development of the area will be limited without the curb cuts. There are currently median breaks at the Kirkley Road and Thompson Road intersections with S.R. 74 North.

Al Gilbert stressed that the more the amount of development is limited, the less likely the project will be developed. He commented that, for some reason, developers are scared of the 74 corridor and the only way to make it work is for it to be a worthwhile development.

Jim Graw pointed out that S.R. 74 North was limited by being a divided highway and he could not foresee the GDOT constructing additional median cuts and signalization.

He stated that the proposed amendments would be discussed further at future Public Meetings/Workshops.

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4. **Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-25. BTP Business Technology Park; Article IV. Establishment of Districts, 25. BTP Business Technology Park District; and Article VII. Conditional Uses, Exceptions, and Modifications, 37. Single-Family Residence as presented by the Planning & Zoning Department.**
Instructed by BOC on 08/01/07 to begin review.

Pete Frisina advised that Staff held a meeting with Matt Forshee, Director of the Fayette County Development Authority and he said that there would not be a big demand for warehousing distribution because there is ample space on Oakley Industrial Boulevard. He stated that Mr. Forshee requested that Staff look at a Business Technology Park, which is a business park but heavy on the technology side.

The following proposed amendments were discussed:

Changes made by the P.C. and Staff at the P.C. Public Meeting/Workshop are indicated in { }.

New Zoning District (BTP) to be adopted in its entirety.

ARTICLE VI. DISTRICT USE REQUIREMENTS

6-25. BTP Business Technology Park Zoning District

- A. Purpose. The purpose of the Business Technology Park Zoning District (BTP) is to provide a business/employment center in a planned campus setting with internal streets serving individual lots that contain single business or multi-tenant buildings housing uses which are free from such nuisances as noise, vibration, smoke, gas, fume, odor, dust, radiation or other injurious or { } conditions related to those uses. Additional requirements would include a multi-use path access system and architectural standards. This district is to provide for high tech firms, light manufacturing/distribution firms, and professional firms with some support establishments (commercial and personal services) primarily for the employees.

B. Permitted Principal Uses and Structures

Permitted Uses. No building, structure, or land shall be used for any purpose other than the following or any combination thereof:

1. Business, professional, or government offices;
2. Scientific, medical, or research laboratories;
3. Business support centers and call centers;
4. Financial, credit, real estate and insurance establishments;
5. Publishing and printing;
6. Computer services and information technology;
7. Television/radio broadcasting studio, media productions and telecommunication;
8. Education, training and vocational centers;

9. Warehousing, wholesaling and/or distribution of products and merchandise, but not including retail sales of consumer goods such as are usually sold to the general public;

10. {~~any other use permitted by the zoning ordinance~~; ~~any~~}

~~1011.~~ Light manufacturing and fabricating and assembling of products, including but not limited to the following:

a. Food {~~and other food products~~} and beverage production;

b. Fabricated metal, wood, and plastic products;

c. Computer and electronic products; {~~any~~}

d. {~~any other use permitted by the zoning ordinance~~};

e. {~~any~~; ~~any~~}

f. Pharmaceutical.

C. Conditional Uses. The following Conditional Uses shall be allowed in the BTP Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Single-Family Residence {~~;~~; ~~any~~}

{2. ~~any other use permitted by the zoning ordinance~~.}

D. Dimensional Requirements. The minimum dimensional requirements in the BTP shall be as follows:

1. Minimum Site Area for a BTP Development: 20 acres

2. Lot Area: 87,120 square feet (two [2] acres)

3. Lot width: {~~150~~ 200} feet

4. Front yard setback:

a. Major thoroughfare:

(1) Major Arterial: 150 feet

(2) Arterial: 100 feet

(3) Collector: eighty (80) feet

b. Minor thoroughfare: sixty-five (65) feet

5. Rear yard setback: twenty-five (25) feet

6. Side yard setback: twenty-five (25) feet

7. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of seventy-five (75) feet shall be provided adjacent to the lot line in addition to the required setback. The setback shall be measured from the buffer.

8. Height limit: No building shall exceed a height of {~~forty~~ (40) ~~feet~~ (35)} feet, exclusive of such projections as flagpoles,

9. Lot coverage limit, including structure and parking area: {~~seventy~~
(70) (60)} percent of total lot area.

- a. Outside storage of merchandise, equipment, and parts shall be allowed in rear yards only, subject to minimum screening, setback and buffer requirements.

E. Other Requirements.

- a. All buildings shall be constructed of brick/brick veneer, fiber-cement siding (i.e.: Hardi-plank), rock, stone, cast-stone, split-face concrete masonry unit (rough textured face concrete block), and/or stucco (including synthetic stucco)

2. Utilities. All utilities shall be underground.

- a. Location – Developable frontage on SR 74 North shall be reserved for Multi-tenant Buildings.

[illegible]

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- Mr. Frisina advised that Staff had created a list of Personal Services which includes: Beauty Salon; Barber Shop; Nail Salon; Tanning Salon; Spa (no massages); Laundry Drop-off/Pick-up; Alterations; Instructional and Tutorial Uses (example: dance, weight control, martial arts, art, driving, computer classes, and music); Shoe Repair; Locksmith; Electrolysis and/or Hair Removal; Photography Studio; Clothing/Costume Rentals; Fitness Center (added 04/17/08); and Counseling Services.

Mr. Frisina asked the P.C. if they would prefer to have a minimum lot size of one (1) acre or two (2) acres. He reported that Matt Forshee, Director of the Fayette County Development Authority had advised that a single tenant building would be approximately 20,000 square feet to 30,000 square feet.

Mr. Frisina asked the P.C. if they would prefer to have a minimum lot width at 150 feet or 200 feet for a two (2) acre lot.

Mr. Frisina advised that he would add verbiage to further regulate food and beverage production.

Although Tim Thoms was absent, he sent an e-mail asking if a church should be a Permitted Use or a Conditional Use in the BTP zoning district; however, Staff was not in favor of this. He also suggested requiring some heavy streetscape standards. He suggested not allowing outside storage

and that the refuse should be located only in the rear; however, Mr. Frisina advised that outside storage and refuse must be screened.

Tom Williams added the following to Multi-Use Path System: A multi-use path system shall be a minimum of ten (10) feet in width and be located on property commonly owned by the Property Owners Association (POA). The POA shall be responsible for the maintenance of a multi-use path system.

Mr. Frisina explained that the following proposed amendments are basically “housekeeping” items.

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Staff’s additions to the current ordinance are indicated in **bold**, underline, and *italics*. Strikethrough indicates deletion.

ARTICLE IV. ESTABLISHMENT OF DISTRICTS

25. *BTP* *Business Technology Park Zoning District*

ARTICLE VII. CONDITIONAL USES, EXCEPTIONS, AND MODIFICATIONS

37. Single-Family Residence. (Allowed in the C-C, C-H, M-1, M-2, ~~and O-I~~, and BTP Zoning Districts).
- a. Said residence shall be a single-family detached residence.
- b. Said residence shall not be less than 1,200 square feet, and said residence shall not be allowed in subdivision developments as defined by the Subdivision Regulations of Fayette County.

Chairman Powell pointed out that College and University would have to be added to this section and amended to include the BTP zoning district, as previously discussed.

Mr. Frisina stated that the proposed amendments would be discussed further at future Public Meetings/Workshops.

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5. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, 7-6. Transportation Corridor Overlay Zone, C. General State Route Overlay Zone to exclude SR 74 North as presented by the Planning & Zoning Department. *Instructed by BOC on 08/01/07 to begin review.*

Pete Frisina explained that the proposed amendment was to exclude S.R. 74 North from the General State Route Overlay Zone which is basically a “housekeeping” item.

The following proposed amendment was discussed:

ARTICLE VII. CONDITIONAL USES, EXCEPTIONS, AND MODIFICATIONS

7-6. Transportation Corridor Overlay Zone

- C. General State Route Overlay Zone. All property and/or development which have road frontage and/or access on State routes with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements and other development regulations which apply. This Overlay Zone specifically excludes SR 54 West, ~~and SR 85 North~~, and SR 74 North, for which other Overlay

Zones have been established herein. The Architectural Standards of this Overlay Zone Specifically excludes the L-C zoning district, for which other architectural standards have been established.

The P.C. concurred with the proposed amendment.

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Mr. Frisina stated that the proposed amendment would be advertised along with the other proposed amendments regarding the S.R. 74 North Corridor; however, the proposed amendments will be further discussed at future Public Meetings/Workshops.

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6. Discussion of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, 7-6. Transportation Corridor Overlay Zone, D. S.R. 74 North Overlay Zone as presented by the Planning & Zoning Department. *Instructed by BOC on 08/01/07 to begin review.*

Pete Frisina explained that the proposed amendments were regarding the development of a new overly zone for the S.R. 74 North Corridor.

The following proposed amendments were discussed:

Staff’s additions to the current ordinance are indicated in **bold**, underline, and *italics*. ~~Strikethrough~~ indicates deletion. Changes made by the P.C. and Staff at the P.C. Public Meeting/Workshop are indicated in { }.

New S.R. 74 North Overlay Zone to be adopted in its entirety.

7-6. Transportation Corridor Overlay Zone

D. S.R. 74 North Overlay Zone. All property and/or development {~~within 1,000 feet of the right-of-way of~~ } SR 74 North, and in unincorporated Fayette County, shall be subject to the requirements of the SR 74 North Overlay Zone. The intent of the overlay is to set standards specific to SR 74 North from Sandy Creek Road to the Fulton County line.

1. Purpose. The purpose of the SR 74 North Overlay Zone is to achieve the following:
 - a. To maintain the efficient traffic flow of SR 74 North as the County’s main connection to Interstate 85;
 - b. To enhance and maintain the aesthetic qualities of the corridor as it is the gateway into Fayette County;
 - c. To protect existing and future residential areas in the SR 74 North Corridor.
2. Access. The following requirements shall apply to all nonresidential property and/or development within the corridor:
 - a. SR 74 North Access and Internal Roadways. Access to each nonresidential property and/or development shall be from an internal roadway system that will intersect with SR 74 North at existing

b. Multi-use Path System. A multi-use path system is required to provide access throughout the development and must connect to { } external multi-use paths. In the cases where a planned future multi-use path is to be located on abutting parcels, an alignment shall be established and the internal facilities shall be developed so as to provide for connection at the property line. Public access shall be provided by an access easement. { } -

a. All impervious surfaces, other than approved access, shall be located at least fifty (50) feet from the right-of-way of SR 74 North and a minimum of ten (10) feet from the side property lines.

- d. Berms for nonresidential zoning districts: Berms, when required as a condition of zoning, shall be a minimum of four (4) feet in height and shall be placed to the inside of the applicable buffer.

4. Architectural Standards. These standards shall apply to all nonresidential development within this Overlay Zone.
 - a. All buildings, of which any portion of said building is constructed within 1,000 feet of the right-of-way of S.R. 74 North, shall be constructed of brick/brick veneer, fiber-cement siding (i.e.: Hardiplank), rock, stone, cast-stone, split-face concrete masonry unit (rough textured face concrete block), and/or stucco (including synthetic stucco).
 - b. The design of accessory/out parcel buildings shall be consistent with and coordinate with the architectural style inherent in the primary structure on the property.
 - c. When an existing nonconforming structure is enlarged by fifty percent (50%) or less, the enlargement does not have to meet the aforementioned Architectural Standards, but does have to match the architectural design of the existing nonconforming structure. This exemption shall only apply to the first occurrence of any enlargement after the effective date of this amendment. Only one (1) structure per parcel shall be entitled to the exemption.
 - d. When an existing nonconforming structure is enlarged by more than fifty percent (50%), the entire nonconforming structure must be brought into compliance with the aforementioned Architectural Standards.
 - e. This exemption shall expire seven (7) years from the effective date of this amendment. After the expiration date, the entire nonconforming structure must be brought into compliance with the aforementioned Architectural Standards when any enlargement is made.
5. Landscape Requirements: In addition to the standard requirements of the Landscape Ordinance, the following landscape requirements shall apply to the Overlay Zone:
 - a. Street Frontage. Landscape area: fifty (50) feet along the right-of-way of SR 74 North. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/ structures if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual: vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and storm water structures shall be exclusive of each other and the minimum distance of separation between wastewater and storm water structures shall be established by the Environmental Health Department and the County Engineer.
 - b. Side Yard Landscape Area: ten (10) feet in depth along side property lines unless adjacent to a residential district where buffer requirements will apply.
6. Use of Existing Structure. When property containing a lawfully existing building and accessory structures is rezoned to O-I or Commercial, to use the existing buildings, the following requirements shall apply:

- a. The setback requirements on the existing lot shall be reduced to the extent of any encroachment by the existing structures. Any new construction or improvements, shall comply with the setback requirements herein.
 - b. All additions to existing structures shall not encroach on the setback to a greater extent than the existing building line.
7. Lighting. Lighting shall be designed in such a way as to meet the following requirements:

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- a. Shielding standards. Light shall be placed in a manner to direct light away from any adjacent roadways or nearby residential areas.
8. Special Locational and Spatial Requirements. The following special requirements shall be in addition to all district requirements. Where this section contradicts any other requirement, the most restrictive shall apply.
- a. Outside storage of merchandise or equipment and parts shall be allowed in the rear yards only, subject to minimum setback and buffer requirements, and must be screened. Outside storage shall not exceed 25 percent (25%) of the gross floor area of all structures per parcel.
 - b. All refuse areas and equipment shall be allowed in the side or rear yards only and must be screened.
 - c. All roof top mechanical equipment and satellite dish antennas shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
 - d. For all new construction, garage doors and bays associated with any use within the district shall be located on the side or rear of the principal building, and not facing SR 74 North.
 - e. All utilities shall be underground.

Mr. Frisina presented a drawing of the S.R. 74 North Corridor with a frontage road, with limited curb cuts, under construction from Milam Road by the City of Fairburn. He said that a decision needs to be made as to whether or not the frontage road should be continued along the east side of S.R. 74 North in Fayette County. He commented that there would probably be a specialized O-I zoning district with a limited amount of personal services and retail for the east side of S.R. 74 North. He stated that if the properties were assembled that the back of one (1) of the existing deeper lots could be utilized for stormwater since it is located in a drainage area. He remarked that it would be a good idea if the businesses would provide golf carts for their employees to drive on the multi-use path system to go to lunch. He said that he envisioned O-I zoning along the corridor with a residential subdivision behind the O-I zoning district. He added that the east side would have a residential character.

Mr. Frisina stated that the proposed amendments would be discussed further at future Public Meetings/Workshops. He added that the proposed amendments would have to be sent to the ARC for their 60 day review and approval since this would affect other jurisdictions such as the City of Fairburn and Fulton County.

* * * * *

Chairman Powell asked if there was any further business. He advised that the P.C. Public Hearing for May would be held in the B.O.C. Conference Room due to a new recording/sound system being installed in the Public Meeting Room.

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Hearing no further comments, Bill Beckwith made a motion to adjourn the Public Meeting/Workshop. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Tim Thoms was absent. The Public Meeting/Workshop adjourned at 9:12 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

DOUG POWELL
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY